

**Non-Residential Public Space Requirements** (refer to Chapter 28 for clarification)

PSR: Public Space Requirements for Non-Residential & Mixed-use Developments  
(There are areas of control (areas) 0.000)

Public Space provided / square footage area of exterior space	Percentage (%)	Total Square Footage
Minimum Required	None (site is less than 1 acre)	N/A
Provided	N/A	N/A

**Square Footage Breakdown of PSR amounts provided by the following:**

**EXTERIOR** (accessible to general public such as landscaped areas, plazas, terraces, patios, observation decks, fountains, sidewalks, concrete areas, open recreational spaces, etc.)

Minimum Required	Provided
20	5 (75% of Max.)

**INTERIOR** (ground level area accessible to the general public through common areas such as walkways, patios, etc. common circulation, glass walkways, terraces, landscape areas for public recreation, outdoor seating, or eating and similar public amenities)

Minimum Required	Provided
3	6 (1 space/300 SF of floor area)

**Parking and Loading Requirements** (refer to district regulations and Chapter 28 for clarification)

Residential Unit Breakout	Number of 1 BR	Number of 2 BR	Number of 3 BR	Number of 4 BR
Minimum Required	0	0	0	0
Provided	0	0	0	0

**On-site Parking Spaces**

Minimum Required	Provided
20	20

**Bicycle Parking Spaces**

Minimum Required	Provided
3	3

**On-site Loading Spaces** (see applicable zoning district requirements in Section 16-208.115)

Minimum Required (specify for each use)	Provided (specify for each use)
None	None

**Lot Size** (in square footage)

Lot Area (G.A.)	Net Lot Area (N.A.)
37,201 SF	28,256 SF

**Floor Area Ratio (FAR)** - as applicable. Check which used for residential:  GLA, or  NLA

Residential Floor Ratio	Residential Square Footage	Non-Residential FAR Ratio	Non-Residential Square Footage
2.000	70,794 SF	0.068	1,788 SF
3.0	78,777 SF	0	0

**Residential Units**

Number of Units Provided (without bonus)	Number of Bonus Units Provided (without workforce housing)	Number of Bonus Workforce Housing Units Provided (20% maximum)	Total Number of Units per Acre
0	0	0	0

**Building Coverage** or **Lot Coverage** (check applicable as required per zoning district)

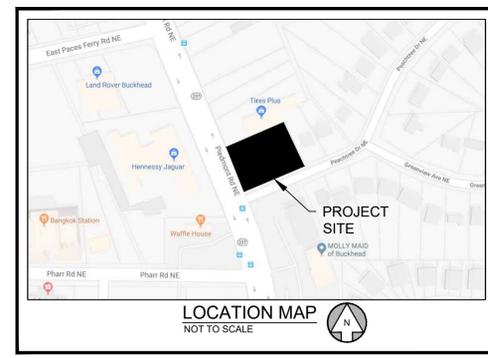
Maximum Permitted	Provided
None (site is less than 1 acre)	N/A

**Fenestration** (% of each street-facing facade calculated separately, per district regulations)

Residential Facade Percentage (%)	Non-Residential Facade Percentage (%)
on Local Street, on Arterial/Collector	on Local Street, on Arterial/Collector
N/A	65%
Min. Required	Min. Required
Provided (specify for each street)	Provided (specify for each street)
N/A	42.62%

**REQUESTED SITE VARIANCES:**

- DRIVE AISLE BETWEEN THE BUILDING AND PIEDMONT ROAD, WITH THE FRONT DRIVE, TRAFFIC WILL BE ABLE TO UTILIZE THE EXISTING LIGHT TO ACCESS PARKING. THIS ALLOWS FOR SAFER ENTRY TO THE SITE, WITH OUT THE FRONT DRIVE, PARKING CAN ONLY BE ACCESSED FROM PIEDMONT ROAD. THEREFORE ANY VEHICLES TRAVELING SOUTHBOUND ON PIEDMONT MUST TURN LEFT INTO THE SITE JUST BEFORE THE TRAFFIC SIGNAL, POTENTIALLY CAUSING CONFLICT. ADDITIONALLY, THE DRIVE BETWEEN THE BUILDING AND PIEDMONT ROAD EXISTS ON THE CURRENT SITE. (SEC. 16-181.020.3.A)
- ALLOW FOR TWENTY (20) PARKING SPACES. THE ALLOWABLE SIX (6) PARKING SPACES IS NOT SUFFICIENT FOR THE GIVEN USE. THE PROPOSED NUMBER OF SPACES IS A REDUCTION FROM THE EXISTING CONDITION. (SEC. 16-181.023.1)
- CURB CUTS ALONG PIEDMONT TO REMAIN AT THEIR EXISTING DIMENSIONS. REDUCING THE DIMENSIONS TO MEET THE 12' MAXIMUM WIDTH REQUIRED BY CODE WILL CAUSE DELIVERY TRUCKS TO DAMAGE THE CURB AND STREETSCAPE. (SEC. 16-181.020.2.A)



**SITE SUMMARY**

SITE AREA	
SITE AREA:	0.603 ACRES
IMPERVIOUS AREA:	-- SF (-%)
PERVIOUS AREA:	-- SF (-%)

**ZONING CLASSIFICATION**

JURISDICTION:	CITY OF ATLANTA
ZONING:	SPI-9 - SA2
ADJACENT ZONING:	SPI-9 - SA2, R-4

**BUILDING SETBACKS**

FRONT:	5' BIKE LANE, 5' AMENITY ZONE, 10' WALK ZONE, 5' SUPPLEMENTAL ZONE
SIDE:	0'
REAR:	0'

**BUILDING SUMMARY**

BUILDING AREA:	1,788 S.F.
BUILDING COVERAGE:	6.6%

**PARKING SUMMARY**

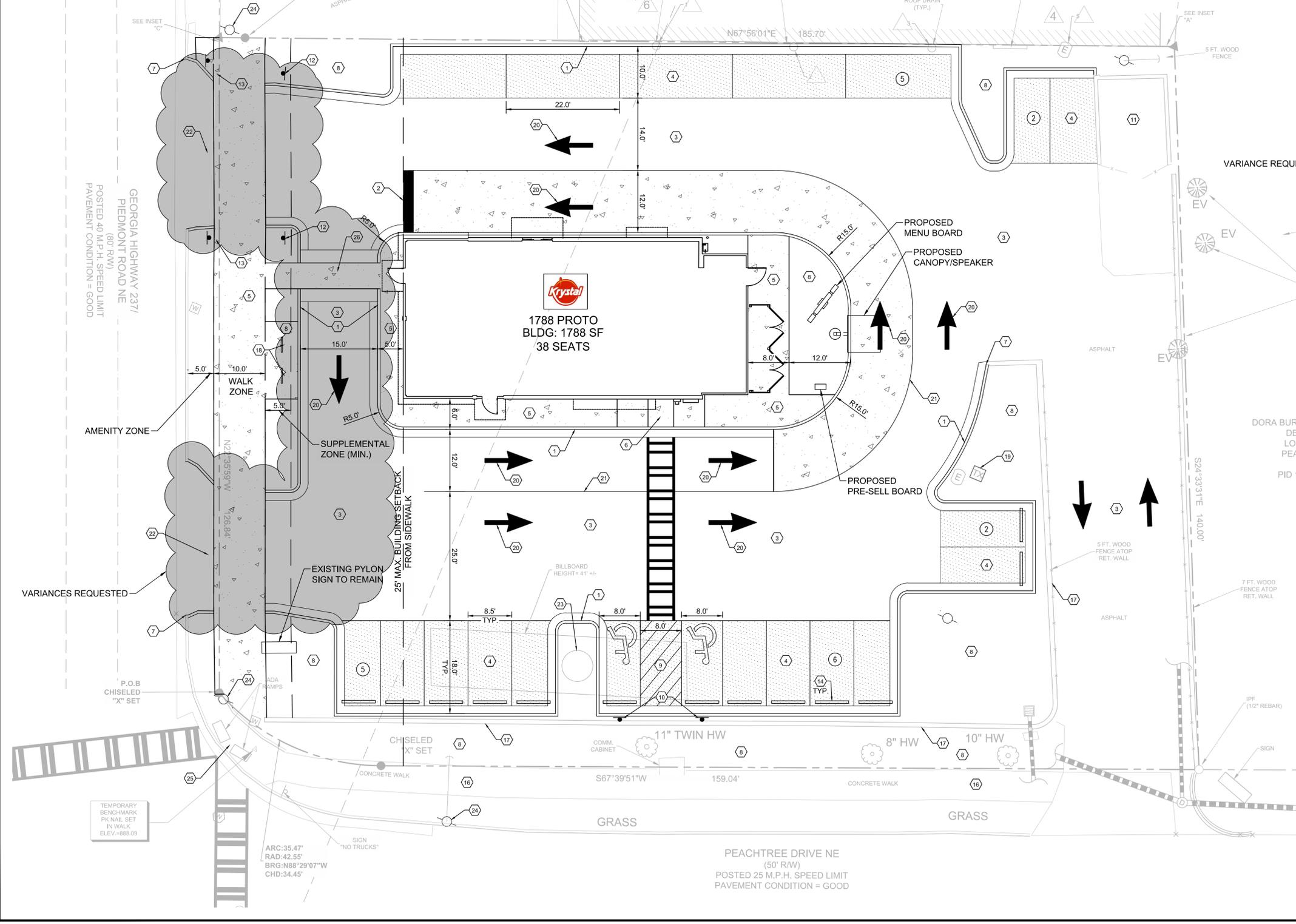
PARKING REQ.:	MAX: 1 SPACES/300 S.F.
	6 SPACES
PARKING PROV.:	3.36 SPACES/300 S.F.
	20 SPACES
STANDARD STALL DIMENSIONS:	8.5' x 18' (90° PARKING)
MIN. DRIVE WIDTH:	12' (ONE-WAY)

**KEY NOTES**

- 24" CURB & GUTTER, SEE SHEET C-8.0 FOR DETAIL
- 24" WHITE STOP BAR, SEE SHEET C-8.0 FOR DETAIL
- HEAVY DUTY PAVEMENT, SEE SHEET C-8.0 FOR PAVEMENT SPECIFICATIONS
- STANDARD DUTY PAVEMENT, SEE SHEET C-8.0 FOR PAVEMENT SPECIFICATIONS
- CONCRETE SIDEWALK (SEE PLAN FOR WIDTH), SEE SHEET C-8.0 FOR DETAIL
- TYPE '6' ADA RAMP WITH DETECTABLE WARNING, SEE SHEET C-8.0 FOR DETAIL
- CONTRACTOR TO TIE INTO AND MATCH EXISTING CURB & GUTTER
- LANDSCAPE AREA, SEE SHEET L-1.0 FOR LANDSCAPE PLANTING DESIGN
- ADA PARKING AREA, SEE SHEET C-8.0 FOR DETAIL(S)
- ADA PARKING SIGN, SEE SHEET C-8.0 FOR DETAIL
- EXISTING DUMPSTER ENCLOSURE TO REMAIN
- STOP SIGN (R1-1), SEE SHEET C-8.0 FOR MOUNTING DETAIL
- DO NOT ENTER SIGN (R5-1), SEE SHEET C-8.0 FOR MOUNTING DETAIL
- CONCRETE WHEEL STOP PLACED 2' FROM FACE OF CURB OR SIDEWALK, SEE SHEET C-8.0 FOR DETAIL
- 30" CURB AND GUTTER PER GDOT STANDARDS, SEE SHEET C-8.X FOR DETAIL(S) AND PAVEMENT SPECIFICATIONS
- EXISTING SIDEWALK TO REMAIN
- EXISTING RETAINING WALL AND FENCE TO REMAIN
- BIKE RACK
- EXISTING TRANSFORMER TO REMAIN
- TYPICAL PAVEMENT MARKINGS, SEE SHEET C-8.X FOR DETAILS
- 4" WIDE SINGLE SOLID WHITE LINE (SSWL)
- EXISTING CURB CUT TO REMAIN
- EXISTING BILLBOARD TO REMAIN
- EXISTING UTILITY POLE/LIGHT POLE TO REMAIN
- EXISTING ADA RAMP TO REMAIN
- RAISED PEDESTRIAN CROSSING

**GENERAL SITE NOTES:**

- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- TOPOGRAPHIC SURVEY BY LECRAW ENGINEERING, INC. DECEMBER 8, 2017. BENCHMARK IS NOTED ON SURVEY.
- FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13121C0253, SEPTEMBER 18, 2013.
- 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
- ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
- THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
- ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY --- DATED ---.



**LECRAW ENGINEERING**  
 PREPARED IN THE OFFICE OF:  
 © 2017 LECRAW ENGINEERING, INC.  
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 DULUTH, GA 30096  
 PHONE: 770.548.8100  
 FAX: 770.541.0288  
 WWW.LECRAWENGINEERING.COM  
 PFC052678

**ISSUED FOR CONSTRUCTION**

**CLIENT:** THE KRystal COMPANY  
 1455 LINCOLN PARKWAY, SUITE 800, DUNWOODY, GA 30346

**PROJECT:** KRystal - ATLANTA (PIEDMONT)  
 3037 PIEDMONT ROAD  
 LAND LOTS 46 & 61, 17TH DISTRICT  
 ATLANTA, FULTON COUNTY, GEORGIA

**DESIGN TEAM:**  
 DRAWN BY: TDD  
 DESIGNED BY: TDD  
 REVIEWED BY: MSL

**SEAL:**  
 REGISTERED PROFESSIONAL ENGINEER  
 MARK S. LECRAW  
 PRELIMINARY 1/24/18

**811**  
 Know what's below.  
 Call before you dig.

**SCALE & NORTH ARROW:**  
 NORTH ARROW  
 SCALE: 1"=10'

**SITE PLAN**  
 JOB #: 206003  
 DATE: DECEMBER 19, 2017  
 PREPARED BY: --- DATED ---  
**C-4.0**